

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 5:30 p.m. on Thursday, July 26, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Commissioner Blinova was absent with prior notice. Also present were Brooke Casolari, Senior Planner, Mallory Milluzzi, Village Attorney, Andrew Jennings, Director of Community Development, Ron Antor, Fire Inspector and Kyle Goetzelmann, Civil Engineer.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS

Commissioner Powers read the following statement:

*Municipal Code 2.03.060 Subjects of Orders of Business:

Citizen Concerns and Comments. Members of the public may address the Plan Commission with comments regarding only those issues that are relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority, pursuant to the Village Code, to address. The chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak form prior to the commencement of the public meeting. The persons submitting a petition, concern or other comment shall be allocated five minutes to present their points.

From the audience, Mr. Hein, 200 Debra Lane, Wheeling, IL came forward and was previously sworn in. He believes the issue of trying to establish a new directory to a transportation need did not qualify as a center with the type of site plan that was presented. He felt it was like having a commercial parking lot with a designation of being able to bring vehicles in at any given time. He did not believe it made sense to try and change a definition that the industry accepted as being a truck terminal and not a transportation center. He felt it was important to discuss at the Plan Commission and Trustee level. He stated that the comprehensive plan never mentioned transportation center. He referred to Chicago Executive Airport that had a lot of money being invested in along with people traveling to the Village of Wheeling from all over the world. He felt it was important that the FAA put in a Customs Bureau. He did not believe the proposed use was the best use for the property taking it from an I-3/I-1 to I-3 general heavy industrial zoning. From the audience, Mr. Phil Taplan, 95 Fox Lane, Wheeling came forward and was previously

From the audience, Mr. Phil Taplan, 95 Fox Lane, Wheeling came forward and was previously sworn in. He felt putting a trucking center next to a residential area was not a good idea because of pollution and existing traffic on Wolf Road. He referred to a traffic study that was provided when JV Global built their other building on Abbott that stated there would be 17-19 trucks per day, but the actual number is about 179 trucks per day. He felt the proposed site would also probably have three times the 119 trucks stated. He felt Chaddick or off of Willow Road would be a better location. He felt it was one thing to change zoning from I-1 to light industrial. He was not in favor of putting a large industrial trucking firm in the proposed site.

From the audience, Mr. Thomas Gloeckner, 104 Lynn Lane, Wolf Run Estates, Wheeling came forward and was previously sworn in. He expressed concern with putting heavy vehicle parking across the street from residential parking. He thinks it looks, sounds, acts and smells like heavy motor vehicle parking and suggested calling it that. The office building had little affect on the proposed facility as a neighbor. JV Global indicated that all truck maintenance would be done inside the maintenance mechanical shop building. If they and their tenants can keep that promise with the doors closed during summer and winter it might muffle the sound of impact wrenches and other tools, otherwise the maintenance bay would act like a bandshell projecting the sounds around the neighborhood. JV Global indicated that trucks would not be idling but he noted that the trucks would need to be started again which also made a lot of noise. He was not in favor of having a diesel truck being air started at 4:00 a.m. They had lived next to a truck depot that had been approved by a previous administration prior to 1975. They won't be able to keep some of the sounds in the building such as semi-tractors connecting and disconnecting from their trailers, air breaks, shouting, revving of diesel engines that would carry a whole lot farther than 250' that is deemed a reasonable distance for impact. He questioned if there were regulations that would limit the type of noise that could happen at certain times of the day. He referred to the former truck depot at 1075 Chaddick that could not start earlier than 7:00 a.m. He questioned if there were similar laws for noise. He questioned the tax generated by I-3 special use as compared to I-1.

From the audience, Ms. Maryann Liguori, 105 Debra Lane, Wheeling came forward and was previously sworn in. She referred to Mr. Taplan's statement for JV's original application for 150 Abbot Drive. She felt they mislead the Plan Commission with their proposed 7-13 trucks per day. They provided a traffic study on their property on a Monday, Tuesday and Thursday during an 8-hour day and not the 24-hour that they are planning on the proposed site. She expressed safety concern with no lights with heavy vehicles, exhausted drivers and the unvetted drivers. They will have no control over the operations. She reiterated her concern with the pollution and the toxic environment and did not want the Village of Wheeling being viewed as a trucking town and felt it would impact the economics. She reiterated her concern for health concerns. She mentioned that the petitioner had recently gone around the neighborhood with offers to consume the properties. She doesn't want to live by the development and would not have any choice but to abandon the property that she has lived in for over 20 years. She thanked the Commission and asked them to think about the impact to the community and not to do it to the residents who live and support the community.

From the audience, Mr. Terry Steilen, 473 Briarwood Drive, Wheeling came forward. He expressed a concern that there isn't a separation buffer between the I-3 and residential. If the Commission does not think the zoning is appropriate, he thinks a poll should be taken to discuss

**Wheeling Plan Commission
Regular Meeting**

July 26, 2018

it because if they don't want to approve the zoning there is no use of going into a long discussion about the text amendment and the special use. Get it over with and send to the Village Board and they could always send it back to the Plan Commission.

Mr. Steilen referred to the gaming cafes on the agenda and knows that the slot machines can't be discussed since they are regulated by the State of Illinois. He mentioned that the Commission did have control over signs. He referred to the 10' stainless steel wagon wheel planned for every street entrance into the Village and suggested putting a 10' slot machine instead to let everyone know that Wheeling is the place for slot machines.

Mr. Steve Neff, 193 South Wolf Road, Wheeling came forward. He reminded the Village that all decisions should be in the context of the Village's mission statement which reads "To provide public services that support the evolving needs of and improve the overall safety, health and welfare of our residents and businesses." He certainly hopes that the residents have equal footing to the businesses. He travels Wolf Road on a daily basis and agrees it is heavily traveled through the Village. He referred to parents dropping kids off at Holmes Junior High, the busing depot on Hintz and the use of Wolf Road to get to the school. He believes the trucks would cause a lot of congestion. He is a customer of some of the stores off of Messner (ABC Roofing Supplies, Chris Industries, Capp Plumbing) that produce sales taxes and feels the truck traffic would impact those businesses. He does not believe the proposed use is a good fit for the Village. He referred to Northbrook's Sky Harbor Airport which is a beautiful industrial park and has a tax base that is one of the lowest around. He mentioned that Buffalo Grove doesn't have any truck terminals impacting the businesses and residents. He hopes the Plan Commission will say no to this type of industry in the Village and hold out for a better fit.

Ms. Deborah Wilson came forward. She sent an e-mail to all Commissioners earlier in the week. She sent a graph as an attachment to an e-mail that had been published by the Village of Northbrook's finance director in 2008. The graph compares Northbrook's property taxes to 26 surrounding villages. Wheeling ranked as average compared to adjacent and nearby villages. In the same e-mail, she sent an update of the 2015 property taxes. The Village of Wheeling has moved higher between 2008-2015 and even higher in 2016. Wheeling has the second highest property rates compared to 26 surrounding villages. She referred to Mr. John Melaniphy, Director, Economic Development who advised that a manufacturer would be a higher revenue generating use for the property. She urged the Commission to remember the e-mails she had sent. If the public is interested in viewing the documents, they can go to her YouTube page, [Wheeling.deborah.wilson](https://www.youtube.com/user/Wheeling.deborah.wilson). She referred to another attachment that was the petitioner's mortgage. Chairman Ruffatto interrupted since it was not relevant. Ms. Milluzzi interrupted and confirmed that it was not relevant. Chairman Ruffatto asked Ms. Wilson to stop. Ms. Wilson stated that the petitioner ignores the process and mentioned the election. Ms. Milluzzi stated that the election was not before the Plan Commission and that it was not relevant to this preceding.

Ms. Milluzzi clarified that at public hearings there was a time for public comment and testimony which for JV Global Services was done previously at the prior hearing. Citizen Concerns and Comments is a section where any member of the public can speak to the Plan Commission about any item on the agenda or any item that is relevant to Plan Commission business. The rules that have been adopted require sign in prior to the start of the meeting. The clarification that Chairman Ruffatto pointed out was that they would not be reopening the hearing for additional

**Wheeling Plan Commission
Regular Meeting**

July 26, 2018

public comment other than for limited purposes. She explained that Chairman Ruffatto has the discretion to allow additional people to speak in public comment based on if there was confusion. Chairman Ruffatto allowed two additional people to speak.

From the audience, Tina Joern, 1022 Carol Avenue, Wheeling came forward. They own 3½ acres and are currently under contract with JV Global. They purchased the unincorporated property in 1987 and had a small contracting business. The Village bought out houses in front of them and extended the airport runway and moved Wolf Road in front of them. There was no consideration that the traffic was moving closer to the houses or extra exhaust and fumes they would get. They were against being annexed into the Village and in a year their property taxes almost doubled. Their property taxes are almost \$30,000 so they had to close their business. They've had their property up for sale for 2 years and have had only one offer from JV Global. She believed it would take trucks off the industrial area and make it less congested. She felt they were the same trucks that were currently driving down the road. She felt the business had a purpose, would fit into the industrial area and benefit the Village of Wheeling greatly.

From the audience, resident at 1123 North Hicks speaking for his father at 1041 S. Dean, Wheeling. He mentioned that his parents have lived in their house for 49 years. There is a trucking building going up in front of them and now the proposed site would be on the north side. He expressed concern for their health with the fumes. He thinks the diesel will kill his parents with all of the fumes.

Chairman Ruffatto apologized for any confusion as to the sign up sheets.

6. CONSENT ITEMS

- A) [Docket No. SCBA 18-28](#)
Willow Glen Manor
264 12th Street
Appearance Approval of a Freestanding Sign
- B) [Docket No. SCBA 18-33](#)
Chris Industries
290 Larkin Drive
Appearance Approval of a Wall Sign

Commissioner Dorband moved, seconded by Commissioner Johnson to approve the following consent items.

Approve Docket No. SCBA 18-28 to grant appearance approval for the freestanding sign in accordance with the sign plans (2 sheets) submitted June 15, 2018 and landscape plan submitted July 2, 2018, for Willow Glen Manor, located at 264 12th Street, Wheeling, Illinois.

Approve Docket No. SCBA 18-33 to permit installation of the wall sign in accordance with the

**Wheeling Plan Commission
Regular Meeting**

July 26, 2018

sign drawings (3 sheets) submitted June 29, 2018 for Chris Industries, located at 290 Larkin Drive, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Dorband, Johnson, Kalis, Powers, Ruffatto
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No. 2018-13A,B&C](#) (hearing continued from July 12, 2018)
JV Global Services
Multiple addresses (see full property description in hearing information below)
(2018-13A) Text Amendment to Add 'Transportation Center' as a Special Use
in the I-3 General Industrial District
(2018-13B) Rezoning from I-1 Light Industrial and Office District and R-1A
Single-Family Residential District to I-3 General Industrial District
(2018-13C) Special Use-Site Plan Approval of a Transportation Center

See Findings of Fact and Recommendation for Docket No. 2018-13A,B&C.

Commissioner Creech moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-13A, approving a text amendment to Title 19, Zoning of the Wheeling Municipal Code, to add 'Transportation Center' as a Special Use in the I-3 General Industrial District.

On the roll call, the vote was as follows:

AYES: None
NAYS: Commissioners Creech, Dorband, Johnson, Kalis, Powers, Ruffatto
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six negative votes, the motion was denied.

Commissioner Dorband moved, seconded by Commissioner Powers to recommend approval of Docket No. 2018-13B, granting a Rezoning from R-1A Single-Family Residential District and I-1 Light Industrial and Office District to I-3 General Industrial District, as illustrated on the staff

**Wheeling Plan Commission
Regular Meeting**

July 26, 2018

exhibit "Existing vs. Proposed Zoning" dated July 12, 2018, southwest corner of Wolf Road and Kerry Lane, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: None
NAYS: Commissioners Creech, Dorband, Johnson, Kalis, Powers, Ruffatto
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six negative votes, the motion was denied.

Commissioner Powers moved, seconded by Commissioner Dorband to continue Docket No. 2018-13C, Special Use-Site Plan Approval of a Transportation Center to August 23, 2018. The motion was approved by a voice vote.

Commissioner Johnson moved, seconded by Commissioner Powers to close Docket No. 2018-13A&B.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Dorband, Johnson, Kalis, Powers, Ruffatto
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- B)** [Docket No. 2018-14](#)
 Dolly's Bistro
 747 W. Dundee Road
 Special Use-Site Plan Approval of a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2018-14.

Commissioner Creech moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-14 to grant Special Use-Site Plan Approval as required under Chapter 19-05 Mixed Use Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the project description (6 sheets) and floor plan submitted June 22, 2018 by Dolly's Bistro, to be located at 747 W. Dundee Road, Wheeling, Illinois.

And subject to the following conditions of approval:

**Wheeling Plan Commission
Regular Meeting**

July 26, 2018

1. A rack for two bicycles shall be added to the site prior to occupancy;
2. Prior to occupancy, the business shall obtain a Class N-V liquor license and the use shall be consistent with the Class N-V liquor license with respect to food and beverage sales;
3. An outdoor smoking area shall be designated prior to occupancy;
4. Seating for up to 15 shall be allowed; and
5. Recommend code enforcement of parking lot condition.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Kalis, Powers, Ruffatto
NAYS: Commissioners Dorband, Johnson
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being four affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2018-14. The motion was approved by a voice vote.

- C) [Docket No. 2018-15](#)
June's Wheeling
755 W. Dundee Road
Special Use-Site Plan Approval of a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2018-15.

Commissioner Creech moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-15 to grant Special Use-Site Plan Approval as required under Chapter 19-05 Mixed Use Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the project description submitted June 11, 2018 and floor plan submitted June 19, 2018 by June's Wheeling, to be located at 755 W. Dundee Road, Wheeling, Illinois,

And subject to the following conditions of approval:

1. A rack for two bicycles shall be added to the site prior to occupancy;
2. Prior to occupancy, the business shall obtain a Class N-V liquor license and the use shall be consistent with the Class N-V liquor license with respect to food and beverage sales;
3. The lot shall be restriped prior to occupancy;
4. A maximum of 20 seats shall be permitted;
5. Prior to occupancy, landscaping shall be installed per the approved landscape plan for Advance Auto Parts (Ordinance No. 4675); and
6. An outdoor smoking area shall be designated prior to occupancy.

On the roll call, the vote was as follows:

**Wheeling Plan Commission
Regular Meeting**

July 26, 2018

AYES: Commissioner Creech
NAYS: Commissioners Kalis, Dorband, Johnson, Powers, Ruffatto
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being five negative votes, the motion was denied.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2018-15. The motion was approved by a voice vote.

The Commission took a break at 8:07 p.m. and reconvened at 8:10 p.m.

D) Docket No. 2018-16
Mia's Cantina
373 W. Dundee Road
Special Use-Site Plan Approval of a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2018-16.

Commissioner Powers moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2018-16, granting Special Use, Site Plan, and Building Appearance Approval, as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the following exhibits submitted June 28, 2018 to be located at 373 W. Dundee Road, Wheeling, Illinois, which is in Building H2 of the Wheeling Town Center:

- Cover letter,
- Floor plan,
- Site plan,
- Approved appearance exhibits to Docket No. PC 18-11 (staff),
- Open Air Dining Requirements (staff),
- Town Center Shared Parking Study (June 2018), and
- Town Center Traffic Study (June 2018).

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Dorband, Johnson, Kalis, Powers, Ruffatto
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

**Wheeling Plan Commission
Regular Meeting**

July 26, 2018

Commissioner Powers moved, seconded by Commissioner Kalis to close Docket No. 2018-16. The motion was approved by a voice vote.

- E) Docket No. 2018-17
Inland Bank
337 W. Dundee Road
Special Use-Site Plan Approval of a Bank with Drive-Through Facilities

See Findings of Fact and Recommendation for Docket No. 2018-17.

Commissioner Johnson moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-17, granting Special Use, Site Plan, and Building Appearance Approval, as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Bank with Drive-Through Facilities in accordance with the following exhibits submitted June 28, 2018 to be located at 337 W. Dundee Road, Wheeling, Illinois, which is in Building B of the Wheeling Town Center:

- Cover letter,
- Floor plan,
- Site plan & roof plan,
- Approved appearance exhibits to Docket No. PC 18-9 (staff),
- Town Center Shared Parking Study (June 2018), and
- Town Center Traffic Study (June 2018).

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Dorband, Johnson, Kalis, Powers, Ruffatto
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Dorband to close Docket No. 2018-17. The motion was approved by a voice vote.

8. **APPROVAL OF MINUTES – June 28, 2018** (including Findings for Docket No. 2018-11) and **July 12, 2018** (including partial Findings for Docket No. 2018-13)

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated June 28, 2018 as corrected. The motion was approved by a voice vote:

- Correction on page 272 – Change Commissioner Blinova to Commissioner Powers

**Wheeling Plan Commission
Regular Meeting**

July 26, 2018

Commissioner Johnson moved, seconded by Commissioner Powers to approve the minutes dated July 12, 2018 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Dorband announced September 27th as the date for the Taste of the Town. It will be held at a new location this year, Chevy Chase. Contact the Chamber of Commerce for tickets.

Commissioner Kalis commended the Wheeling Fire Department for fixing his flag pole.

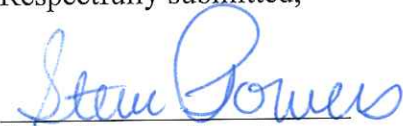
Commissioner Dorband apologized for missing the last meeting but she did watch it. She commended everyone for an excellent job on how it was handled. Chairman Ruffatto concurred.

Chairman Ruffatto distributed an e-mail from a Wolf Run resident that had been sent to the Plan Commission, but he wasn't sure if it had been received.

10. ADJOURNMENT

Commissioner Creech moved, seconded by Commissioner Johnson to adjourn the meeting at 8:42 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 8.03.2018
FOR APPROVAL ON 8.09.2018**